

# **Staff Report for Item 18**

**To:** Chairman Bryan Green and Historic Architectural Review

**Commission Members** 

From: Kelly Perkins

HARC Assistant Planner

Meeting Date: May 24, 2016

**Applicant:** Glenn R. Anderson, Owner

**Application Number:** H16-01-0578

Address: #1233 South Street

# **Description of Work:**

New shed roof to cover new deck area.

# **Site Facts:**

#1233 South Street is listed as a contributing resource and was constructed in 1951 according to the survey. It is located at the corner of South and Tropical Streets, located at the edge of the historic district. The structure first appears on the 1962 Sanborn map, but seems to be a smaller footprint than what exists today. The proportion of the building looks much larger, suggesting there have been some additions already to the house. A more modern siding has been applied over the old novelty siding, which has been previously approved to remove. Unfortunately, there are no historic photographs of this house. The back porch, shed, and carport are not historic and do not appear on the 1962 Sanborn map.

This property came in front of the HARC Commission in April of 2015 for a new addition on the rear and side. Part of the approval was for the demolition of a rear patio, carport, and shed.

# **Guidelines Cited in Review:**

Secretary of the Interior's Standards for Rehabilitation (pages 16-17), specifically Standards 9 and 10

Additions and Alterations (pages 36-37), specifically guidelines 1, 3, 4, 5, 6, 7, and 8.

# **Staff Analysis**

This Certificate of Appropriateness proposes building a new cover for a recently approved deck in the backyard. The new cover will join just below the main house's eaves, and will be a similar height of the existing carport. While approved to be demolished, the applicant has decided to try to reuse as much of the existing carport as the deck cover.

# **Consistency with the Guidelines**

The proposed covered deck will be located on secondary elevations that will only be slightly visible from Tropical Street. The deck cover will be an appropriate height and scale for the contributing house. Therefore, staff believes the project is consistent with the guidelines regarding additions and alterations and new construction.

# APPLICATION

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC



City of Key Wes

3140 FLAGLER AVENUE KEY WEST, FLORIDA 33040 Phone: 305.809.3956

ION FEE NO	N-REFUNDA	BLE		1 1	
HARC PERMIT	NUMBER 1-579	BUILDING PER	MIT NUMBER	INUTAL S. DATE	1
FLOODPLAIN F	PERMIT			REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL	IMPROVEMENT NO	%

CST.				YES NO		
ADDRESS OF PROPOSED PROJECT:	1233 South St	,		# OF UNITS		
RE# OR ALTERNATE KEY:	1042684					
NAME ON DEED:	Glenn R Anderson		PHONE NUMBER 3	05-922-2480		
OWNER'S MAILING ADDRESS:	1233 South St		EMAIL glenn.ande	erson82@yahoo.com		
CONTRACTOR COMPANY NAME:			PHONE NUMBER			
CONTRACTOR'S CONTACT PERSON:	Glenn R Anderson		EMAIL			
ARCHITECT / ENGINEER'S NAME:			PHONE NUMBER			
ARCHITECT / ENGINEER'S ADDRESS:	Jim Reynolds		EMAIL			
	Owner is designer/b	ouilder - all qu	uestions to ov	vner		
HARC: PROJECT LOCATED IN HISTOR						
CHANGE OF USE DEMOLITION ETAILED PROJECT DESCRIPTION INC	OCCUPANCY ADDITION SITE WORK INTERIOR LUDING QUANTITIES, SQUARE			cover and		
VE OBTAINED ALL NECESSARY APPROVALS FR	OM ASSOCIATIONS, GOV'T AGENCIES	AND OTHER PARTIES AS QUALIFIER PRINT NAME:	APPLICABLE TO COMPLE	ETE THE DESCRIBED PROJECT:		
WNER SIGNATURE:		QUALIFIER SIGNATURE:				
otary Signature as to owner:	N	Notary Signature as to qualifi	ier:			
Commission # FF 0976  Commission # FF 0976  Expires May 11 2018  dayson for the first presence for	71 20 T	STATE OF FLORIDA; COUNTHIS DAY (		TO AND SCRIBED BEFORE ME		
- Pryming Code			Oper: KEYWBLD Date: 4/25/18	Type: BP Drawer: 5 50 Receipt no: 151		
ersonally known or produced	as identification. Person	onally known or produced _	2016	1629 PHILIPPING PETAS Identification.		

Trans number: CK CHECK

1690

3080721 \$150.00

# PART B: SUPPLEMEN

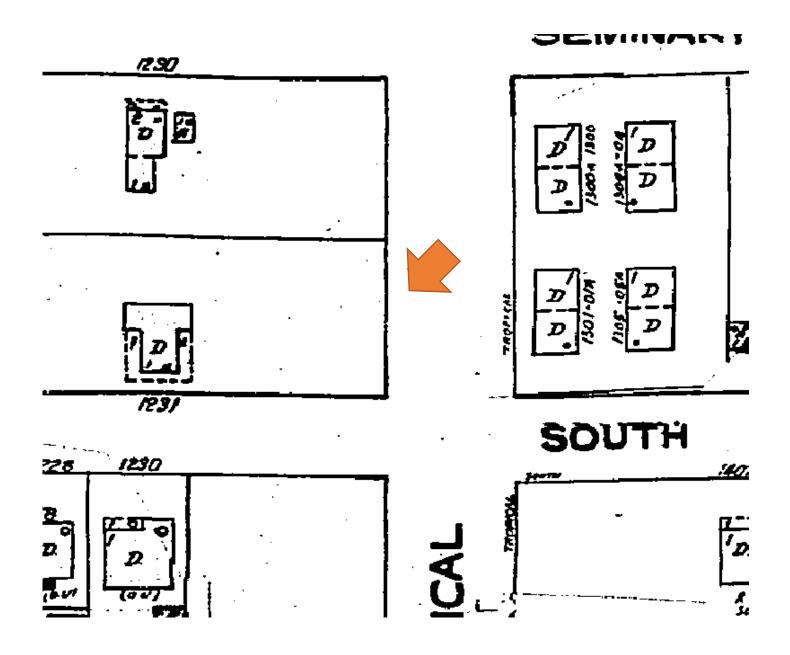
# SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE ROOFING:    NEW	
A / C: COMPLETE SYSTEM AIR HANDLER CONDETED COND	OUTBUILDING / SHED  OPEN  ATE PUBLIC  OF OCCUPANCY.  NNING  LT. UP TPO OTHER
PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PARCHITECTURAL FEATURES TO BE ALTERED:  ORIGINAL MATERIAL:	SER MINI-SPLIT MENT LOW VOLTAGE  3 PHASE AMPS ASE INTCPTRS. LPG TANKS SIBLE  APPROPRIATENESS COMMISSION REVIEW \$100 D  OR TREE COMMISSION.
ORIGINAL MATERIAL:	
ttach new deck cover to main structure	PROPOSED MATERIAL:
	treated wood & roofing
EMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.  DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARC  GNAGE: (SEE PART B) BUSINESS SIGN BRAND SIGN OTHER:	HITECTURAL REVIEW COMMISSION.
USINESS LICENSE # IF FAÇADE MOUNTED, SQ. FT. OF FAÇAD	-

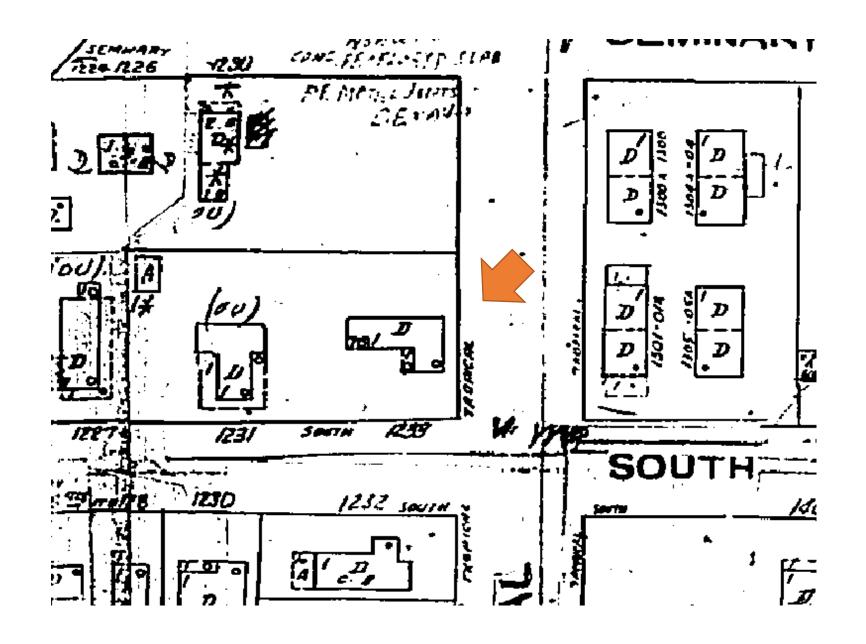
| Open: KEYWBLD | Typs: 86 Drawer: 1 Date: 4/25/16 50 Receipt out 35163 | 2016 1000578 | PF | MUILDING PERMITS NEW L.00 2100.00 | Trens number: 3080720 | CRICHECK 1690 2150.00

Trans date: 4/25/16

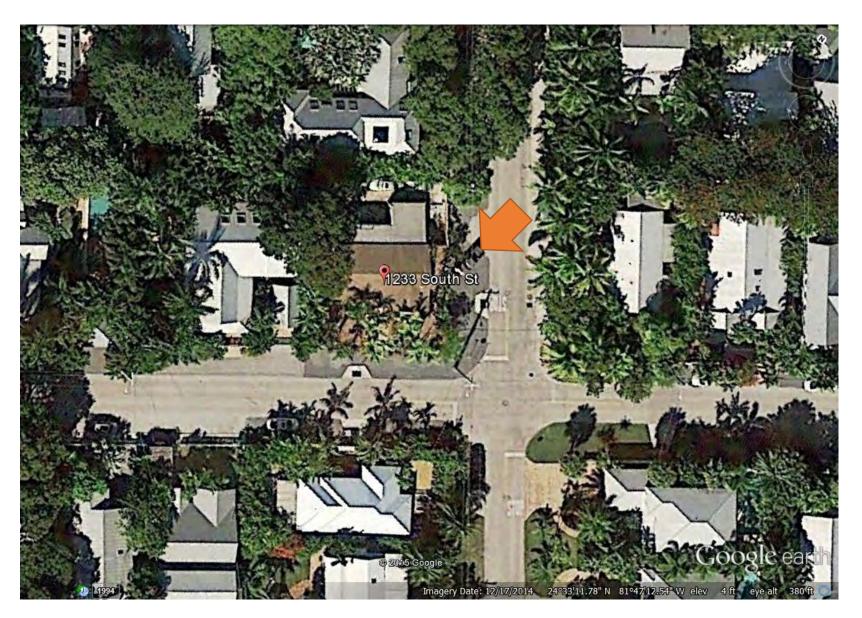
	SIGN SPECIFICATIONS	
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT, OF FONTS:		COLOR AND TOTAL LUMENS:
F USING LIGHT FIXTURES PLEASE INDICATE HOW N	IANY: INCLUDE SPEC, SHEET WITH L	OCATIONS AND COLORS.
OFFICIAL USE ONLY:	HARC STAFF OR COMMISSION REVIEW	AV.
APPROVED NOT APPROVED	DEFERRED FOR FUTURE CONSIDE	
HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:	HARC WEETING DATE:	HARC MEETING DATE:
TAFF REVIEW COMMENTS:		
STAFF REVIEW COMMENTS:		
STAFF REVIEW COMMENTS:		
STAFF REVIEW COMMENTS:		
	HARC CHAIRPERSO	IN SIGNATURE AND DATE:
ARC PLANNER SIGNATURE AND DATE:		CAR O'CO. TAKE THE CO.
ARC PLANNER SIGNATURE AND DATE: PART D: STATE OF FLO	RIDA OFFICIAL NOTIFICATION	ONS AND WARNINGS
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YO PROVEMENTS TO YOUR PROPERTY. A NOTICE OF C	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE	ONS AND WARNINGS ENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE
PART D: STATE OF FLO LORIDA STATUTE 713.135: WARNING TO OWNER: YOUR PROVEMENTS TO YOUR PROPERTY. A NOTICE OF C	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE	ONS AND WARNINGS
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CEFORE THE FIRST INSPECTION. IF YOU INTEND TO O  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE TO REPORT OF AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION.
PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  MPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CEFORE THE FIRST INSPECTION. IF YOU INTEND TO OUT.  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON AGREE THAT I WILL COMPLY WITH THE PROVISIONS	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E.	ONS AND WARNINGS ENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE THE OR AN ATTORNEY BEFORE RECORDING A NOTICE. THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMPROVEMENTS OF THE FIRST INSPECTION. IF YOU INTEND TO OUT OF THE FIRST INSPECTION. IF YOU INTEND TO OUT OF THE FIRST INSPECTION.  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON LORIZE THAT I WILL COMPLY WITH THE PROVISIONS ADDITION TO THE REQUIREMENTS OF THIS PERMIT	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE OWNER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469,003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTS	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE THE OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, THE CONSTRUCTION APPLICABLE TO THIS
PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CEFORE THE FIRST INSPECTION. IF YOU INTEND TO OUT.  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS O	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTS ORDS OF MONROE COUNTY AND THERE MAY BE	ONS AND WARNINGS  ENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE THE OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.  TONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS THE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT.
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMPROVEMENT OF THE FIRST INSPECTION. IF YOU INTEND TO OUT OR THE FIRST INSPECTION. IF YOU INTEND TO OUT OF THE FIRST INSPECTION. IF YOU INTEND TO OUT OF THE PROVISIONS ADDITION TO THE REQUIREMENTS OF THIS PERMIT ROPERTY THAT MAY BE FOUND IN THE PUBLIC RECOUNTIES SUCH AS AQUADUCT ATHORITY, FLORIDA DE	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A 'NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE OWNER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469,003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTED ORDS OF MONROE COUNTY AND THERE MAY BE EP OR OTHER STATE AGENCIES; ARMY CORPS	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, THE CONSTRUCTION APPLIED FOR MY INTENT TO DEMOLISH / REMOVE ASBESTOS. THE CONSTRUCTION APPLICABLE TO THIS THE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT TO FENGINEERS OR OTHER FEDERAL AGENCIES.
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  PROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMPOSED AS TATUTE 469: ABESTOS ABATEMENT. AS ON  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON  LORIDA STATUT	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A 'NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTED ORDS OF MONROE COUNTY AND THERE MAY BE EP OR OTHER STATE AGENCIES; ARMY CORPS OF THE STANDARDS OF THE USDEP ON STRUCT	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR E COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE ER OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. HONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS EADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT OF ENGINEERS OR OTHER FEDERAL AGENCIES.  TURES BUILT PRIOR TO 1978.
PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  MPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CO  EFORE THE FIRST INSPECTION. IF YOU INTEND TO O  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON  AGREE THAT I WILL COMPLY WITH THE PROVISIONS  ADDITION TO THE REQUIREMENTS OF THIS PERMIT  ROPERTY THAT MAY BE FOUND IN THE PUBLIC RECO  STITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DE  EDERAL LAW REQUIRES LEAD PAINT ABATEMENT PE	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A 'NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTED ORDS OF MONROE COUNTY AND THERE MAY BE EP OR OTHER STATE AGENCIES; ARMY CORPS OF THE STANDARDS OF THE USDEP ON STRUCTULE UILDING OFFICIAL:	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE THE OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, THE CONSTRUCTION APPLIED FOR ASBESTOS. THE CONSTRUCTION APPLICABLE TO THIS ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT TO FENGINEERS OR OTHER FEDERAL AGENCIES.
PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CO  EFORE THE FIRST INSPECTION. IF YOU INTEND TO OUT  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON  AGREE THAT I WILL COMPLY WITH THE PROVISIONS  ADDITION TO THE REQUIREMENTS OF THIS PERMIT  ROPERTY THAT MAY BE FOUND IN THE PUBLIC RECO  STITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DE  EDERAL LAW REQUIRES LEAD PAINT ABATEMENT PR	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A 'NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTED ORDS OF MONROE COUNTY AND THERE MAY BE EP OR OTHER STATE AGENCIES; ARMY CORPS OF THE STANDARDS OF THE USDEP ON STRUCTULE UILDING OFFICIAL:	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR E COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE ER OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.  HONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS ENDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT OF ENGINEERS OR OTHER FEDERAL AGENCIES.  TURES BUILT PRIOR TO 1978.  CBO OR PL. EXAM. APPROVAL:
ARC PLANNER SIGNATURE AND DATE:  PART D: STATE OF FLO  LORIDA STATUTE 713.135: WARNING TO OWNER: YOU  IPROVEMENTS TO YOUR PROPERTY. A NOTICE OF CO  EFORE THE FIRST INSPECTION. IF YOU INTEND TO OU  LORIDA STATUTE 469: ABESTOS ABATEMENT. AS ON  AGREE THAT I WILL COMPLY WITH THE PROVISIONS  ADDITION TO THE REQUIREMENTS OF THIS PERMIT  ROPERTY THAT MAY BE FOUND IN THE PUBLIC RECO  LITTIES SUCH AS AQUADUCT ATHORITY, FLORIDA DE  EDERAL LAW REQUIRES LEAD PAINT ABATEMENT PROFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF B	RIDA OFFICIAL NOTIFICATION OUR FAILURE TO RECORD A 'NOTICE OF COMME COMMENCEMENT MUST BE RECORDED WITH THE BTAIN FINANCING CONSULT WITH YOUR LENDE WHER / CONTRACTOR / AGENT OF RECORD FOR F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. APPLICATION, THERE MAY BE DEED RESTRICTED ORDS OF MONROE COUNTY AND THERE MAY BE EP OR OTHER STATE AGENCIES; ARMY CORPS OF THE STANDARDS OF THE USDEP ON STRUCTULE UILDING OFFICIAL:	ONS AND WARNINGS  ENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR E COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE ER OR AN ATTORNEY BEFORE RECORDING A NOTICE.  THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS.  HONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS ENDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT OF ENGINEERS OR OTHER FEDERAL AGENCIES.  TURES BUILT PRIOR TO 1978.  CBO OR PL. EXAM. APPROVAL:



1948 Sanborn Map



1962 Sanborn Map



2011 Google Earth Aerial

# MAP OF BOUNDARY SURVEY

BEARING BASE: ALL BEARINGS ARE BASED ON N70° I 9'23"W ASSUMED ALONG THE CENTERLINE OF SOUTH STREET

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NGVD29 DATUM

LEGEND

1 - WATER METER

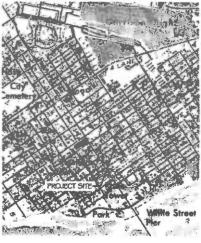
- SANITARY SEWER CLEAN OUT

- MAILBOX

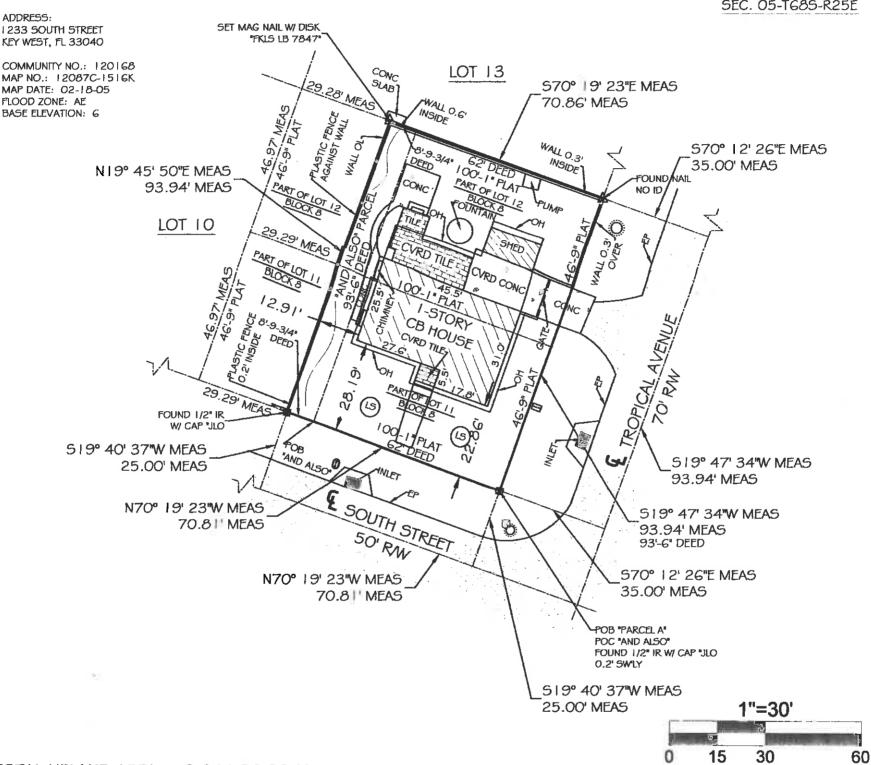
O - WOOD POWER POLE

A - CONCRETE POWER POLE





LOCATION MAP - NTS SEC. 05-T685-R25E



TOTAL UPLAND AREA = 6,654.36 SQFT±

THE SURVEY MAP (SHEET 1 OF 2 ) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY REPORT (SHEET 2 OF 2)

# CERTIFIED TO =

Glenn R. Anderson & Catherine M. Anderson; Smith | Oropeza, P.L.; Old Republic National Title Insurance Company; NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP ≈ BACK-FLOW PREVENTER BO ≈ BLOW OUT C 4 G = 2' CONCRETE CURB 4 GUTTER CB = CONCRETE BLOCK

CDW = CONCRETE BLCCT, WAI L CL = CENTERLINE CLF = CHAININK FENCE CM = CONCRETE MONUMENT CONC = CONCRETE CPP = CONCRETE POWER POLE

CVRD = COVERED
DELTA = CENTRAL ANGLE
DEAGE = DRAINASE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EY = EDGE OF FAVEMENT
FF = FRISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FROCE INSIDE
FND = FOUND
FO = FROCE COUTSIDE
FOL = FROCE ON LINE

MB = HOSE BIB
IF = IRON PIPE
IF = IRON PIPE
IF = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MIF = METAL FREE
MIMAL = MFAN HICH WATER LINE
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1925)

VERTICAL DATUM (1925)
NTS = NOT TO SCALE
OH = RCOF OVERHANG
OHW = OVERHEAD WIZES
PC = POINT OF CLIEVE
PM = PARKING METER,
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
FCB = POINT OF EGRINNING

POC = POINT OF COMMERCEMENT
FPC = POINT OF REVERSE CURVE
FPM = PERMANENT FETERENCE
MONUMENT
FT = POINT OF TANCENT
R = RADUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SENER CLEAN OUT
SW = SICE WALK
TOM = TEMPORARY DENCHMARK
TOB = TOP OF BANK
TOB = TOP OF BLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
URE = UNREADABLE
UPE = UTILITY EASEMENT
WD = WOOD DECK
WT = WOOD FENCE
WL = WOOD FENCE
WL = WOOD FOURT POLE
WRACK LINE = LINE OF DEEMS ON SHORE
WV = WATER METER
W = WATER WALVE

THE ACCURACY OF THESE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HISMER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

FOR THIS 5	VEY, TH	E API			
SCALE:		1"=30	יכ		
FIELD WORK DATE	5/07/2014				
REVISION DATE	X	XXXXXXXXX			
SHEET	1 OF 2				
DRAWN BY:		MPB			

CHECKED BY:

INVOICE NO .:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5.J. 17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

SIGNED SIGN

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



# FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY SUGARLOAF KEY, FL 33042 PHONE: (305) 394-3690 EMAIL: FKLSemail@Gmail.com

# MAP OF BOUNDARY SURVEY

BEARING BASE: ALL BEARINGS ARE BASED ON N70°19'23"W ASSUMED ALONG THE CENTERLINE OF SOUTH STREET

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NGVD29 DATUM

ADDRESS: 1233 SOUTH STREET KEY WEST, FL 33040

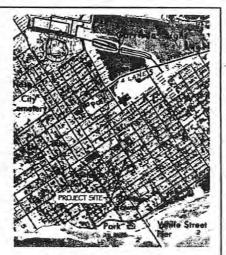
COMMUNITY NO .: 120168 MAP NO .: 12087C-1516K MAP DATE: 02-18-05 FLOOD ZONE: AE BASE ELEVATION: 6

# **LEGEND**

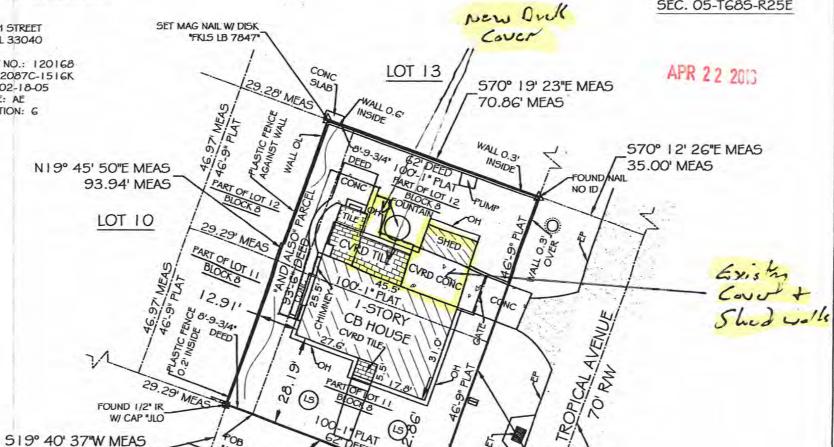
- (1) WATER METER
- 1 SANITARY SEWER CLEAN OUT
- □ MAILBOX
- O WOOD POWER POLE
- □ CONCRETE POWER POLE



LEGEND



LOCATION MAP - NTS SEC. 05-T685-R25E



# PROPOSED DESIGN

# **Project Information:**

Address: 1233 South St. Key West FI 33040

Designer/Owner/Contractor: Glenn R Anderson 305-922-2480

Engineer of record: Jim Reynolds PE: 46685

Parcel ID: 00042040-00000, Alternate Key: 1042684

Legal Address: KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOT 11-12 SQR 8 TR 19 PB 1-34

G43-309-310 OR278-152/53 OR2687-365/66 OR2700-1076/77C

Flood Zone AE, Approx Grade 5' Base elevation 6', Elevation of floor/deck and pool 7.05'

All Elevations based on NGVD29 Datum

Zoning: HMDR HARC: Yes

Setbacks: Front - 10', Front Side - 7.5', Side - 5', Rear - 15' (structure) or 5'

Project Description: Install deck cover and repair existing deck cover as necessary

# **Coverage Calculations:**

Lot 6606 Sq Ft. - Structural Coverage Limit: 40% or 2642.4 sq ft., Impervious Coverage Limit: 50% or 3963.6 sq ft.

Proposed Structure Calculation:

Structure & Overhange 1868 sq ft
Deck (Covered Portion) 489 sq ft

Totals & Percentage 2357 sq ft 35.68%

Impervious Calculation:

Structures 2357 sq ft
Front Walkway 141 sq ft
Deck (uncovered portion) 146 sq ft
Pool 287 sq ft
Driveway (approved/not yet built) 461 sq ft

Totals 3392 sq ft 51.35%

\*Note: Structure calculation includes 483 sq ft addition which has been built but does not show up on the county appraisers site.

# **General Engineering Notes:**

- 1. Design loads: Wind load @180 mph ASCE 7-10 Exposure C
- 2. Design and Constructure will be in accordance with ASCE-24
- 3. Design based on 2014 Florida Building Code and National Electrical Code
- 4. All work shall comply with applicable codes
- 5. Builder shall be responsible for the means, methods, techniques, sequences, procedures and all safety aspects of construction.
- 6. Builder shall check and verify all dimensions and elevations.
- 7. Existing underground utilities are not shown and builder shall contact all utilitie companies prior to any excavation. Builder shall protect utilities and shall be responsible for any damages at his expense.
- 8. All lumber for structural members shall be pressure treated No1 SYP except Deck Cover Beam will be No1 SYP Dense.
- 9. All connections and connectors for this project have been specified in this design and connot be changed or substituted without written permission from the engineer of record.
- 10. Owner/Contractor shall follow manufacturer specifications and recommendations when installing connectors for environment and wood type.
- 11. Concrete notes See A-7, Deck Cover Cross Section and Foundation

List of Drawings:

A-1 Cover sheet

A-2 Site Plan

A-3 Site Photos

A-4 Front & Rear Elevations

A-5 Side Elevations

A-6 Deck Cover Framing Plan

A-7 Deck Cover Cross Section and Foundation

A-8 Electrical Plan

Appendices - Deck Cover Beam Evalution and Connector information



MES C. REYNOLDS, PE FLORIDA PE#46885 S90 LAFITE DRIVE CADOE KEY, FL. 35042 (305) 394-5987

Deck Cover Cover Sheet

1233 South St. Key West FL 33040

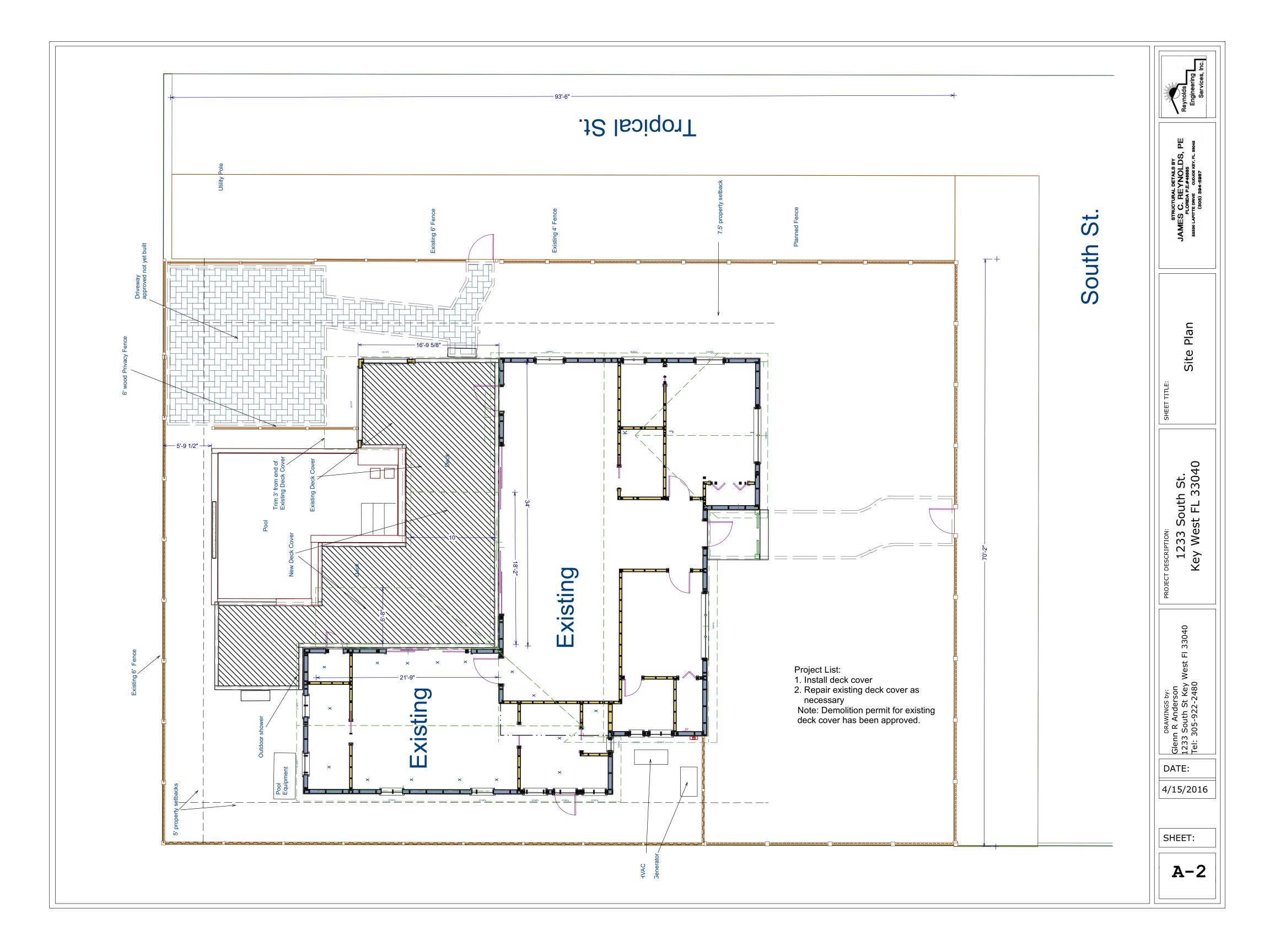
DRAWINGS by: Glenn R Anderson 1233 South St Key West Fl 330<sup>4</sup> Tel: 305-922-2480

4/15/2016

DATE:

A-1

SHEET:

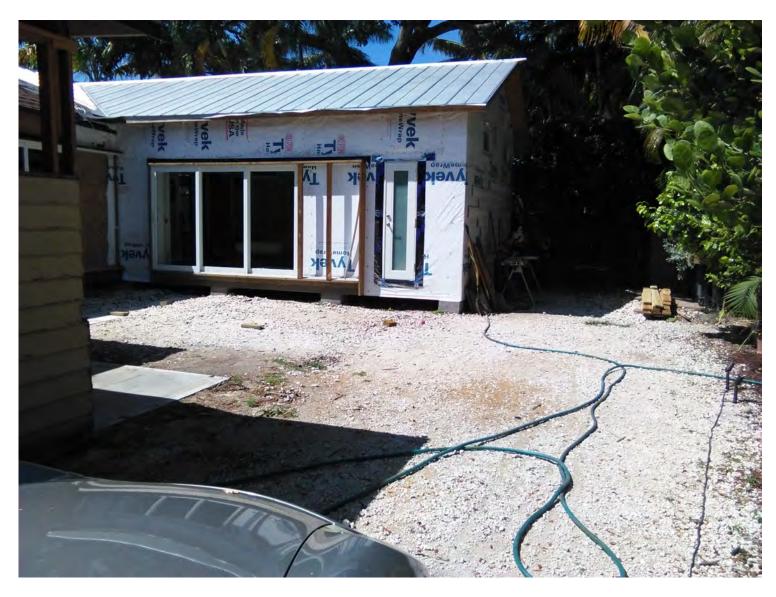




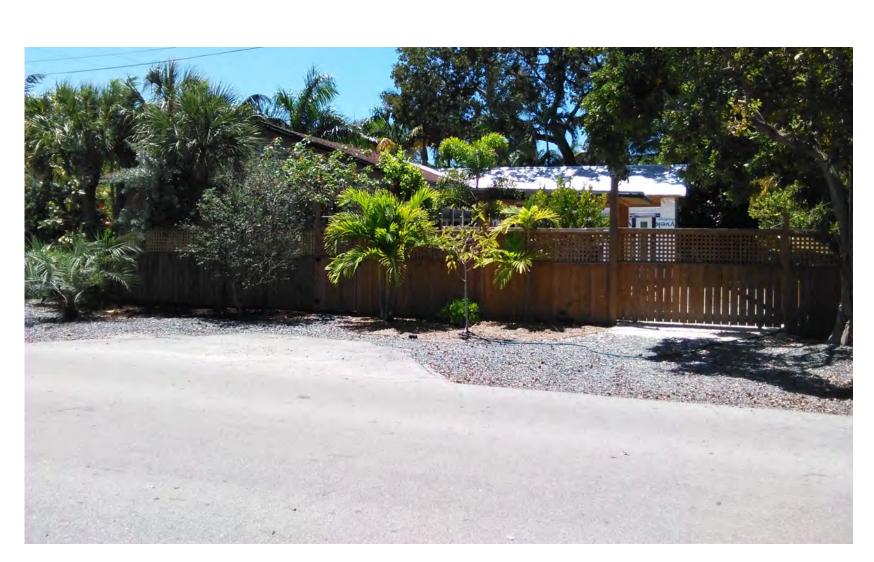
Front of House (South Street)



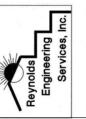
View of existing deck cover and area where new deck cover will be



Location of Deck Cover on addition



Side of House (Tropical Street)



STRUCTURAL DETAILS BY
AMES C. REYNOLDS, F
FLORIDA P.E.#46685

Site Photos

3144

1233 South St. Key West FL 33040

> ann R Anderson 33 South St Key West Fl 33040 1: 305-922-2480

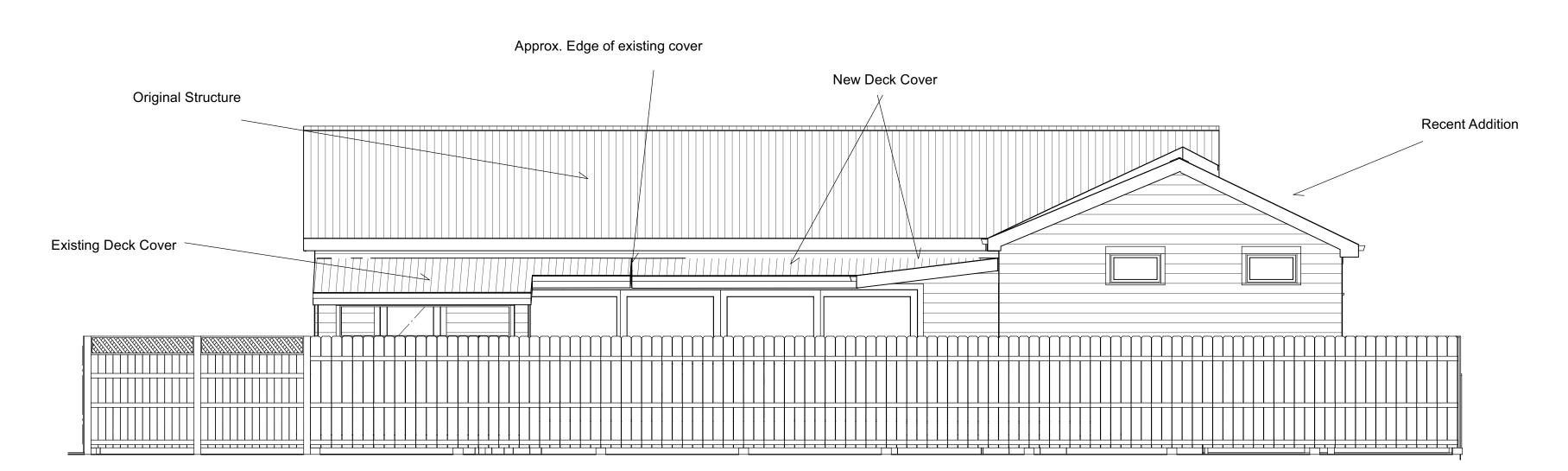
DATE:

4/14/2016

SHEET:



Front Elevation, South Street



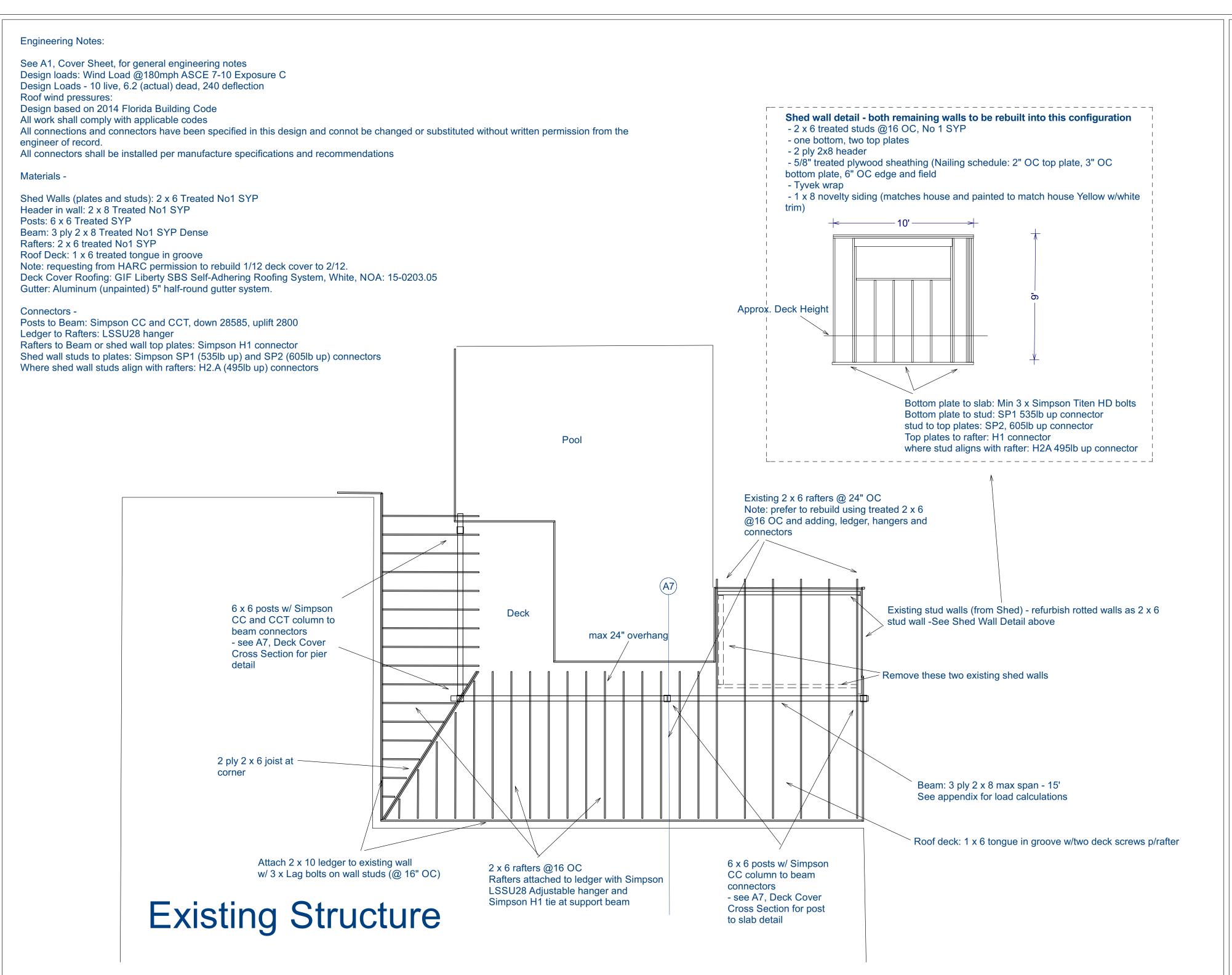
Rear Elevation, 1300 Tropical



Side view Tropical Street



Side view, from 1231 South St.





STRUCTURAL DETALS BY
JAMES C. REYNOLDS, PE
FLORIDA P.E.#48885
22330 LAFITTE DRIVE GUDOC KEY, FL 33042
(305) 394-5987

Deck Cover Framing Plan

1233 South St. Key West FL 33040

DRAWINGS by: Glenn R Anderson 1233 South St Key West Fl 33( Tel: 305-922-2480

DATE:

4/19/2016

SHEET:

See A1, Cover Sheet, for general engineering notes Design loads: Wind Load @180mph ASCE 7-10 Exposure C Design Loads - 10 live, 6.2 (actual) dead, 240 deflection

Roof wind pressures:

Design based on 2014 Florida Building Code

All work shall comply with applicable codes

All connections and connectors have been specified in this design and connot be changed or substituted without written permission from the engineer of record.

All connectors shall be installed per manufacture specifications and recommendations

# Materials -

Concrete shall be a mix designed by a reconized testing lab to achieve a strengh of 4000psi at 28 days with a plastic and workable mix. Concrete to be mixed, placed and cured according to ACI standards and specifications.

Reinforcing steel shall be ASTM A615 Grade 60 deformed bars of new billet steel free from oil, scale and loose rust and placed in accorance with ACI standard and specifications.

Soil supporting concrete slabs on grade shall be compacted to a density of not less than 95 % of the maximum density as determined by the Standard Proctor Method.

Walls (plates and studs): 2 x 6 Treated No1 SYP Header in wall: 2 x 8 Treated No1 SYP Posts: 6 x 6 Treated SYP Beam: 3 ply 2 x 8 Treated No1 SYP Dense Rafters: 2 x 6 treated No1 SYP Roof Deck: 1 x 6 treated tongue in groove

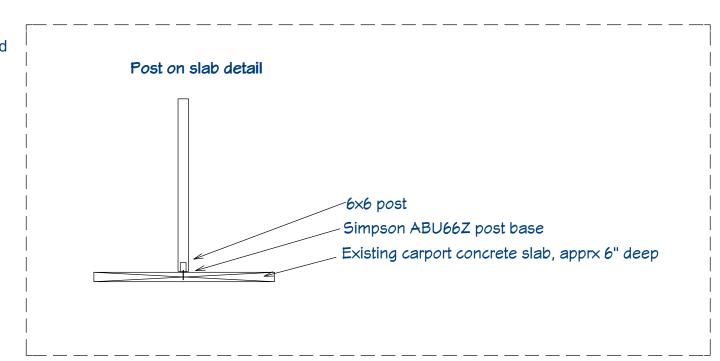
Note: requesting from HARC permission to rebuild 1/12 deck cover to 2/12.

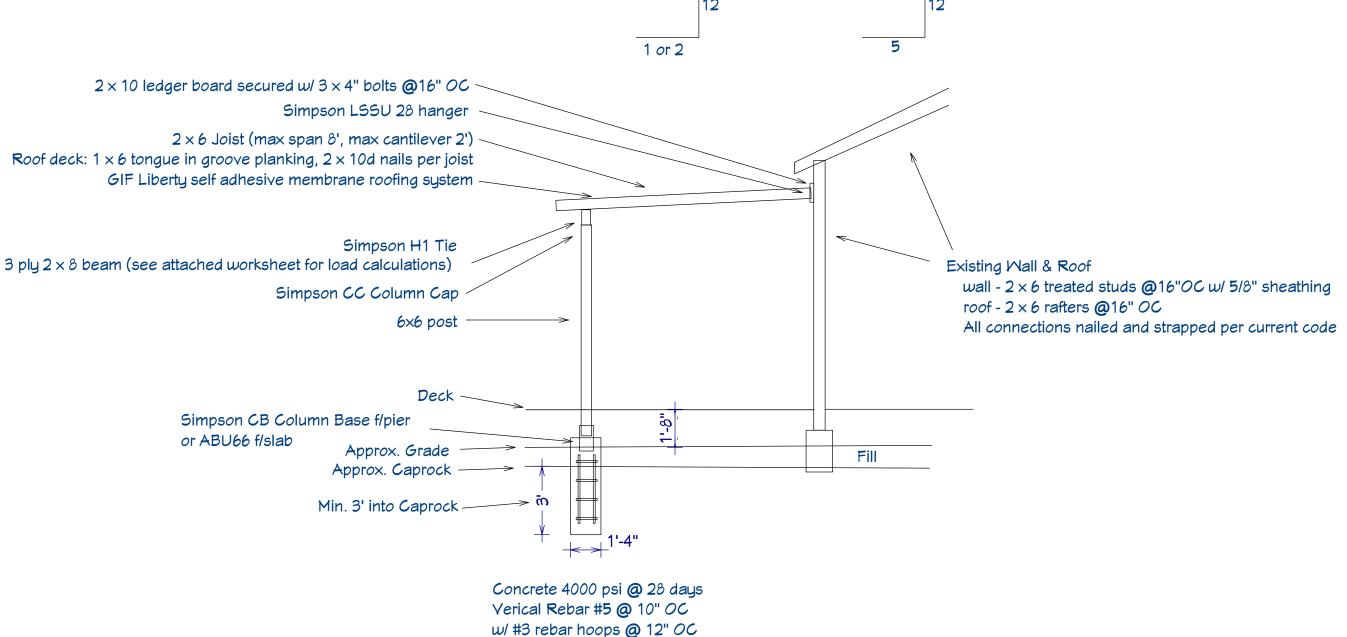
Deck Cover Roofing: GIF Liberty SBS Self-Adhering Roofing System, White. NOA: 15-0203.05

Gutter: Aluminum (un-painted) 5" half-round gutter system

# Connectors -

Ledger to house: 3 x Timberlok 4" bolts @ 16 OC, 260 lbs each Slab to Post: Simpson Column Base, ABU66Z, up 2300lb, down 12000lb Pier to Post: Simpson Column Base, CBSQ66SDS2, up 4555 lb, down 14420lb Posts to Beam: Simpson CC and CCT, down 28585, uplift 2800 Ledger to Rafters: Simpson LSSU28 adjustable hanger, up 535lb, load 1390 Rafters to Beam: Simpson H1 connector, uplift 585lb





PE

Section Cross

Cover Deck

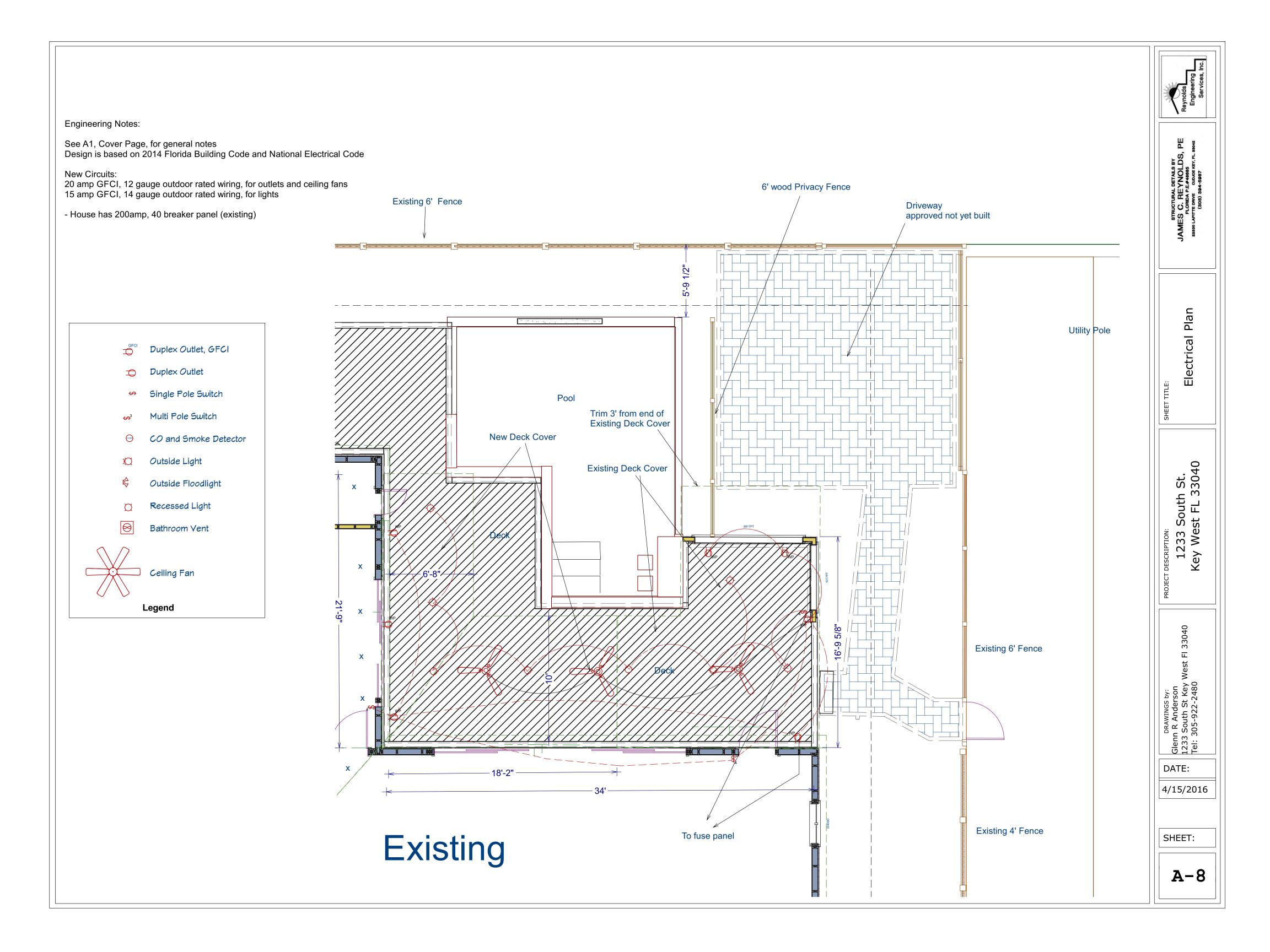
1233 South St. Key West FL 33040

DRAWINGS by: Glenn R Anderson 1233 South St Key V Tel: 305-922-2480

DATE:

4/19/2016

SHEET:



The Historic Architectural Review Commission will hold a public hearing <u>at 5:30 p.m., May 24, 2016 at Old City</u> <u>Hall, 510 Greene Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

# NEW SHED ROOF TO COVER NEW DECK AREA.

# FOR- #1233 SOUTH STREET

Applicant – Glenn R. Anderson

**Application #H16-01-0578** 

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



Key West (305) 292-3420 Marathon (305) 289-2550 Plantation Key (305) 852-7130

**Property Record Card -**Maps are now launching the new map application version.

Alternate Key: 1042684 Parcel ID: 00042040-000000

# **Ownership Details**

## **Mailing Address:**

ANDERSON GLENN R AND CATHERINE M 1233 SOUTH ST KEY WEST, FL 33040-3405

# **Property Details**

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW Affordable Housing: No Section-Township-Range: 05-68-25

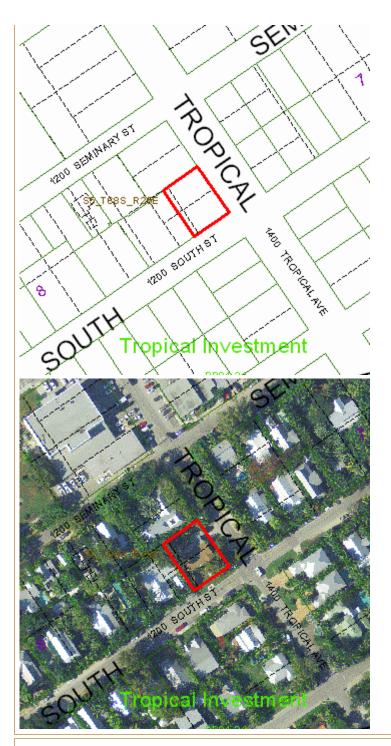
Property Location: 1233 SOUTH ST KEY WEST Subdivision: Tropical Building and Investment Co

Legal Description: KW TROPICAL BLDG AND INVESTMENT CO SUB PT LOT 11-12 SQR 8 TR 19 PB 1-34 G43-309-310

OR278-152/53 OR2687-365/66 OR2700-1076/77C

Click Map Image to open interactive viewer

5/19/2016 3:28 PM 1 of 6



# **Exemptions**

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

# **Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	70	93	6,606.00 SF

# **Building Summary**

Number of Buildings: 1 Number of Commercial Buildings: 0

Total Living Area: 1233 Year Built: 1950

# **Building 1 Details**

Building Type R1<br/>Effective Age 40Condition A<br/>Perimeter 152Quality Grade 450Year Built 1950Special Arch 0Grnd Floor Area 1,233

Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

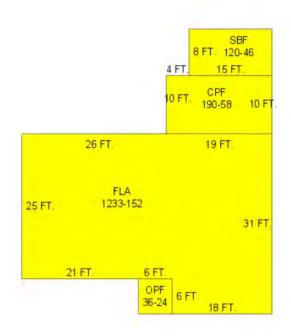
Roof Type GABLE/HIP Roof Cover ASPHALT SHINGL Foundation WD CONC PADS

Heat 1 NONE Heat 2 NONE Bedrooms 3

Heat Src 1 NONE Heat Src 2 NONE

**Extra Features:** 

2 Fix Bath 1 Vacuum 0 3 Fix Bath Garbage Disposal Compactor 4 Fix Bath 0 Security 0 5 Fix Bath 0 6 Fix Bath 0 Intercom 0 7 Fix Bath 0 Fireplaces Extra Fix 0 Dishwasher 0



# Sections:

Nbr	Туре	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	9:STONE/BRICK	1	1949	N	Υ	0.00	0.00	1,233
2	OPF		1	1949	N	N	0.00	0.00	36

3	<u>CPF</u>	1	1949	N	N	0.00	0.00	190
4	SBF	1	1949	N	N	0.00	0.00	120

# **Misc Improvement Details**

Nbr	Туре	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	88 SF	22	4	2014	2015	2	50
1	FN2:FENCES	146 SF	0	0	2014	2015	5	30
2	PO2:LOW COST POOL	100 SF	0	0	1984	1985	2	40

# **Appraiser Notes**

2016-02-11 NEW ADDITION INCOMPLETE, INTERIOR REHAB ON GOING TO EXISTING. EFF AGE ADJUSTED FOR 2016.DKRAUSE

# **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount Description	Notes
	14-3263	07/15/2014	12/01/2014	20,000	REMOVE FACADE AND REPLACE WITH T&G SIDING, REMOVE CLAMSHELL SHUTTERS AND SECURITY BARS, REPLACE 5 WINDOWS. CLOSE IN WINDOWS AND DOORS ON 2 OUTER WALLS AND DOORS, REPLACE FRONT DOOR, INSTALL NEW WALKWAY
	14-3264	07/15/2014	12/01/2014	1,000	REMOVE EXISTING FENCE ON WEST SIDE, INSTALL 6'SOLID FENCE BETWEEN WES FRONT CORNER REMOVE AND REPLACE FENCE FROM NORTH CORNER AND REPLACE WITH 4'SOLE2'OPEN
	14-4743	10/27/2014	12/16/2014	7,500	INSTALL HVAC 5 TO 10 TON AND STANDBY GENERATOR
	14-5188	11/19/2014		750	REPLACE WOOD SIDING AS NEEDED . BUILD BATHROOM AND CLOSET IN EXSISTING SPACE INCLUDES SHOWER, TOILET , AND SINK.
	14-5186	11/19/2014		150	INSTALL LIGHTS AND OUTLETS IN BATHROOM WITH FAN
	14-5187	11/19/2014		800	INSTALL SINK, TOILET AND SHOWER IN NEW BATH
	15-1272	04/09/2015		500	INSTALL PAVERS, 2 WOOD COLUMNS AND METALGUTTER ON FRONT PORCH.METAL GUTTER CAN BE PAINTED WHITE TO MATCH POSTS.
	15-1044	05/28/2015		2,000	PLUMBING FOR MASTER SUITE INCLUDES: 2 WC,1 BATH, 1 SHOWER, 3 SINKS AND ASSOCIATED PLUMBING. NOTE: EXISTING HOT WATER HEATER IS SIZED FOR THESE ADDITIONAL ITEMS.
	15-1042	05/28/2015		500	ELECTRICAL FOR MASTER SUITE INCLUDES: 5 NEW CURCUITS TO EXISTING FUSE PANEL, OUTLETS, SWITCHES AND FIXTURES.
	15-1041	05/28/2015		20,000	PARTIAL DEMO OF REAR PATIO AND ROOF. CONSTRUCTION OF 483 SQ FT MASTER SUITE ADDITION. ADDITION INCLUDES: BEDROOM (1 AND 1/2 BATHS AND CLOSET) AND TWO EXTERIOR DOORS AND 7 EXTERIOR WINDOWS.
	A951588	05/01/1995	09/01/1995	3,785	16 SQS ASPHALT SHINGLES
	01-3816	12/07/2001	10/03/2002	1,200	UPGRADE ELECTRIC
	02-0872	04/11/2002	10/03/2002	2,500	ROOFING
l .					

# **Parcel Value History**

Certified Roll Values.

# View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	135,060	3,580	468,398	607,038	607,038	25,000	582,038
2014	130,360	1,150	402,751	534,261	206,926	25,500	181,426
2013	111,628	1,166	376,089	488,883	203,868	25,500	178,368
2012	113,345	1,182	354,598	469,125	200,460	25,500	174,960
2011	113,345	1,198	343,853	458,396	194,621	25,500	169,121
2010	115,063	1,214	214,908	331,185	191,745	25,500	166,245
2009	128,330	1,230	349,226	478,786	186,704	25,500	161,204
2008	125,997	1,246	506,048	633,291	186,517	25,500	161,017
2007	145,108	1,262	926,100	1,072,470	181,084	25,500	155,584
2006	224,208	1,278	496,125	721,611	176,667	25,500	151,167
2005	224,208	1,294	363,825	589,327	171,521	25,500	146,021
2004	145,320	1,310	363,825	510,455	166,525	25,500	141,025
2003	174,384	1,326	152,145	327,855	163,421	25,500	137,921
2002	126,383	1,342	152,145	279,870	159,591	25,500	134,091
2001	114,231	1,358	114,109	229,698	157,078	25,500	131,578
2000	110,369	1,153	97,571	209,093	152,503	25,500	127,003
1999	101,280	1,069	97,571	199,920	148,494	25,500	122,994
1998	75,744	809	97,571	174,123	146,156	25,000	121,156
1997	69,251	747	84,341	154,339	143,713	25,000	118,713
1996	58,431	664	84,341	143,436	139,528	25,000	114,528
1995	53,237	636	84,341	138,214	136,125	25,000	111,125
1994	47,610	596	84,341	132,547	132,547	25,000	107,547
1993	47,651	151	84,341	132,143	132,143	25,000	107,143
1992	47,651	151	84,341	132,143	132,143	25,000	107,143
1991	47,651	151	84,341	132,143	132,143	25,000	107,143
1990	47,651	151	67,804	115,606	115,606	25,000	90,606
1989	43,319	137	66,150	109,606	109,606	25,000	84,606
1988	21,796	137	56,228	78,161	78,161	25,000	53,161
1987	21,532	137	37,375	59,044	59,044	25,000	34,044
1986	21,644	137	35,721	57,502	57,502	25,000	32,502
1985	20,986	137	25,028	46,151	46,151	25,000	21,151
1984	19,581	137	25,028	44,746	44,746	25,000	19,746
1983	19,626	137	25,028	44,791	44,791	25,000	19,791
1982	20,025	137	18,754	38,916	38,916	25,000	13,916

# **Parcel Sales History**

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/20/2014	2700 / 1076	0	WD	11
6/2/2014	2687 / 365	636,000	WD	03
			·	

This page has been visited 142,681 times.

Monroe County Property Appraiser Scott P. Russell, CFA P.O. Box 1176 Key West, FL 33041-1176